

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

County of El Dorado
Community Development Services
Department of Transportation
Attn: ROW Unit
2850 Fairlane Ct.
Placerville, CA 95667

APN: 119-080-23
Seller: Mohanna
Project: #71360

Mail Tax Statements to above.
Exempt from Documentary Tax Transfer
Per Revenue and Taxation Code 11922

Above section for Recorder's use

GRANT OF TEMPORARY CONSTRUCTION EASEMENT

M.H. Mohanna a married man, as his sole and separate property hereinafter referred to as "Grantor," grants to the **COUNTY OF EL DORADO**, a political subdivision of the State of California, hereinafter referred to as "Grantee", a temporary construction easement over, upon, and across a portion of that real property in the unincorporated area of the County of El Dorado, State of California, described as:

**See Exhibits 'A' and 'B' attached hereto
and by reference is made a part hereof.**

This temporary construction easement is granted under the express conditions listed below:

1. In consideration of \$3,612.10 (Three Thousand Six Hundred Twelve AND 10/100) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby Grant to Grantee an easement for temporary construction over and across those identified portions of the Grantor parcel.
2. Grantor represents and warrants that they are the owner of the property described in Exhibit 'A' and depicted on the map in Exhibit 'B' attached hereto and made a part hereof, and that Grantor has the exclusive right to grant the temporary construction easement.
3. This temporary construction easement is necessary for the purpose of constructing the **Country Club Drive Realignment (Project)**. Specifically, this temporary construction easement shall allow Grantee or its agents, employees, and contractors the right of ingress and egress as may be reasonably necessary for construction purposes, inclusive of such repairs, replacements, and removals as may be from time to time required as well as for other purposes incidental to construction of the project. Stockpiling or parking of vehicles or equipment is allowed to take place in this area. This temporary construction easement shall not be revoked and shall not expire until the recordation of the Notice of Completion of the Project. Included within this temporary construction easement is the right of ingress and egress of Grantee, its agents, employees, and contractors for warranty repairs and the correction of defects in the work within the first year

following completion of construction. This right during the one-year warranty period survives the expiration of this easement.

4. The Temporary Construction Easement is for a period of 18 months from the date of full execution of this Agreement. Construction is anticipated to take 18 months. This Easement also covers a one-year warranty period.
5. Grantee agrees to indemnify and hold harmless Grantor from and against any liability arising out of the entry onto the property by Grantee or its agents, employees, and contractors during the term of this temporary construction easement. In the event of property damage, Grantee, at its sole option, may either repair the damage or pay the estimated costs for the repair.

IN WITNESS WHEREOF, Grantor has herein subscribed its name on this 4 day of June, 2017

GRANTOR: M.H. Mohanna a married man, as his sole and separate property



M.H. Mohanna

(All signatures must be acknowledged by a Notary Public)

**APN 119-080-23
Legal Description**

All that real property situated in the County of El Dorado, State of California, being a portion of Parcel 1, as shown on that certain Parcel Map filed in the office of the County Recorder of said County in Book 48 of Parcel Maps at page 80, lying within the Southeast One-Quarter of Section 6, T. 9 N., R. 9 E., M.D.M. and being more particularly described as follows:

Temporary Construction Easement – 1

COMMENCING at a $\frac{3}{4}$ " capped iron pipe, stamped "L.S. 3279", marking the Northwest corner of Parcel 'A'; as shown on that certain Parcel Map filed in the office of the County Recorder of said County in Book 15 of Parcel Maps at Page 53; thence along the West Line of said Parcel 'A', South 01°03'22" West, 224.10 feet; thence South 86°49'08" West, 313.01 feet to the Northeast corner of said Parcel 1; thence along the East line of said Parcel 1, South 01°17'57" West, 577.12 feet to a point hereinafter referred to as Point 'A' and the true **POINT OF BEGINNING**; thence leaving said East line, along the arc of a curve, concave to the Southwest, having a radius of 1440.00 feet, the chord of which bears North 66°12'33" West, 180.74 feet; thence North 69°48'26" West, 341.48 feet; thence North 08°47'36" West, 70.46 feet; thence South 81°12'24" West, 15.00 feet; thence South 08°47'36" East, 52.24 feet; thence North 76°08'30" West, 73.30 feet; thence North 84°17'44" West, 38.11 feet; thence along the arc of a non-tangent curve, concave to the South, having a radius of 802.00 feet, the chord of which bears North 85°07'49" West, 188.64 feet; thence North 89°08'38" West, 91.66 feet; thence South 84°43'12" West, 67.35 feet; thence South 67°21'58" West, 55.63 feet; thence South 73°05'47" West, 131.04 feet; thence South 60°23'16" West, 59.26 feet; thence South 64°57'14" West, 155.23 feet to a point on the Easterly line of the Landscape and Public Service Easement as described in Document No. 2008-060082, Official Records of El Dorado County; thence along said Easterly line, North 13°51'47" West, 15.29 feet; thence leaving said Easterly line, North 64°57'14" East, 151.67 feet; thence North 60°23'16" East, 60.33 feet; thence North 73°05'47" East, 131.96 feet; thence North 67°21'58" East, 57.17 feet; thence North 84°43'12" East, 70.44 feet; thence South 89°08'38" East, 92.11 feet; thence along the arc of a non-tangent curve, concave to the South, having a radius of 817.00 feet, the chord of which bears South 85°08'41" East, 191.04 feet; thence South 84°17'44" East, 38.41 feet; thence South 76°08'30" East, 51.85 feet; thence North 08°47'36" West, 44.73 feet; thence North 81°12'24" East, 45.00 feet; thence South 08°47'36" East, 76.62 feet; thence South 69°48'26" East, 332.64 feet; thence along the arc of a curve to the right, having a radius of 1455.00 feet, the chord of which bears South 66°21'13" East, 175.30 feet to a point on the East line of said Parcel 1; thence along said East line, South 01°17'57" West, 16.68 feet to the **POINT OF BEGINNING**, containing 0.524 acres, more or less.

Temporary Construction Easement - 2

COMMENCING at the aforementioned "Point A"; thence along the East line of said Parcel 1, South 01°17'57" West, 77.72 feet to the Southeast corner of said Parcel 1; thence along the South line of said Parcel 1, North 88°42'03" West, 23.35 feet to the true **POINT OF**

Exhibit 'A'

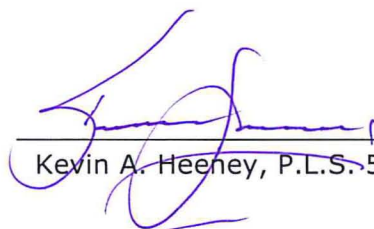
BEGINNING; thence leaving said South line along the arc of a non-tangent curve, concave to the Southwest, having a radius of 1360.00 feet, the chord of which bears North 65°55'52" West, 183.88 feet; thence North 69°48'26" West, 353.69 feet; thence along the arc of a curve to the left, having a radius of 722.00 feet, the chord of which bears North 74°49'29" West, 126.29 feet; thence North 89°35'27" West, 69.82 feet; thence South 86°40'55" West, 60.98 feet; thence South 80°59'42" West, 44.16 feet; thence South 77°48'27" West, 135.52 feet; thence South 74°49'06" West, 110.29 feet; thence South 71°23'20" West, 124.93 feet; thence South 62°24'14" West, 65.91 feet to a point on the East line of Bass Lake Road, as described in Document No. 2008-060082, Official Records of El Dorado County; thence along said East line, South 17°35'46" East, 15.23 feet; thence leaving said East line, North 62°24'14" East, 67.37 feet; thence North 71°23'20" East, 123.31 feet; thence North 74°49'06" East, 109.45 feet; thence North 77°48'27" East, 134.71 feet; thence North 80°59'42" East, 43.00 feet; thence North 86°40'55" East, 59.75 feet; thence South 89°35'27" East, 68.04 feet; thence along the arc of a non-tangent curve, concave to the South, having a radius of 707.00 feet, the chord of which bears South 74°46'24" East, 122.40 feet; thence South 69°48'26" East, 353.69 feet; thence along the arc of a curve to the right, having a radius of 1345.00 feet, the chord of which bears South 66°34'57" East, 151.32 feet to a point on the South line of said Parcel 1; thence along said South line, South 88°42'03" East, 34.22 feet to the **POINT OF BEGINNING**, containing 0.432 acres, more or less.

See Exhibit 'B' attached hereto and made part of this description.

End of Description

The Basis of Bearings for this description is the California State Plane Coordinate System, Zone 2, NAD 83.

This description has been prepared by me or under my direct supervision.


Kevin A. Heeney, P.L.S. 5914



05/31/2019
Date

CTA Engineering & Surveying
3233 Monier Circle
Rancho Cordova, CA 95742
916-638-0919

Exhibit 'B'

GHABI
119-080-19

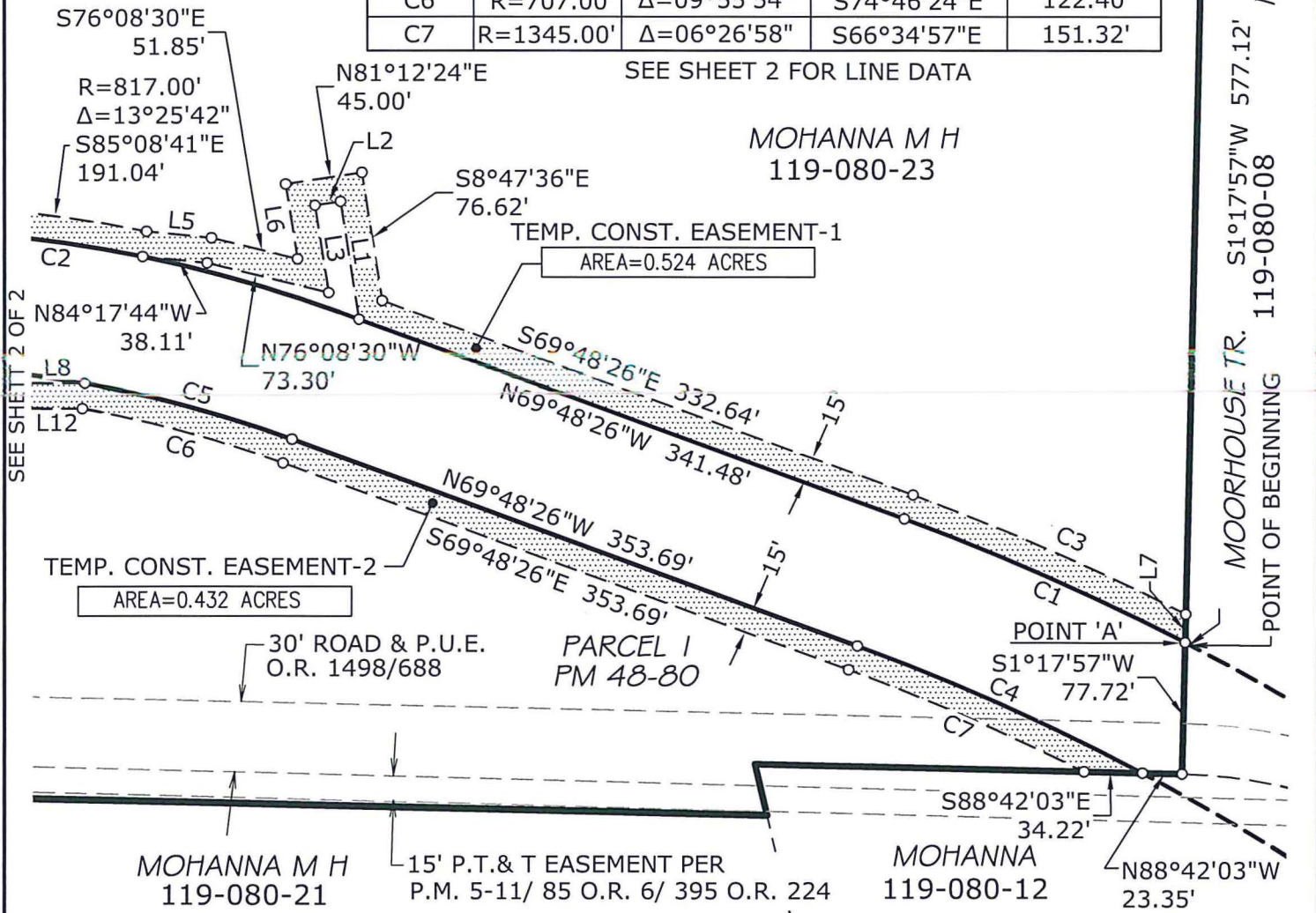
POINT OF COMMENCEMENT
FND 3/4" C.I.P. L.S. 3279
S01°03'22"W 224.10'
S86°49'08"W 313.01'



CURVE DATA TABLE				
CURVE	RADIUS	DELTA	CH. BEARING	CH. DIST.
C1	R=1440.00'	$\Delta=07^{\circ}11'46''$	N66°12'33"W	180.74'
C2	R=802.00'	$\Delta=13^{\circ}30'29''$	N85°07'49"W	188.64'
C3	R=1455.00'	$\Delta=06^{\circ}54'26''$	S66°21'13"E	175.30'
C4	R=1360.00'	$\Delta=07^{\circ}45'09''$	N65°55'52"W	183.88'
C5	R=722.00'	$\Delta=10^{\circ}02'06''$	N74°49'29"W	126.29'
C6	R=707.00'	$\Delta=09^{\circ}55'54''$	S74°46'24"E	122.40'
C7	R=1345.00'	$\Delta=06^{\circ}26'58''$	S66°34'57"E	151.32'

SEE SHEET 2 FOR LINE DATA

MOHANNA M H
119-080-23



OWNER:
M.H. MOHANNA

A.P.N. 119-080-23

DATE: 04/20/2017
DRAWN BY: KAH
SCALE: 1"=100'
JOB NO. 16-017-018
SHEET 1 OF 2

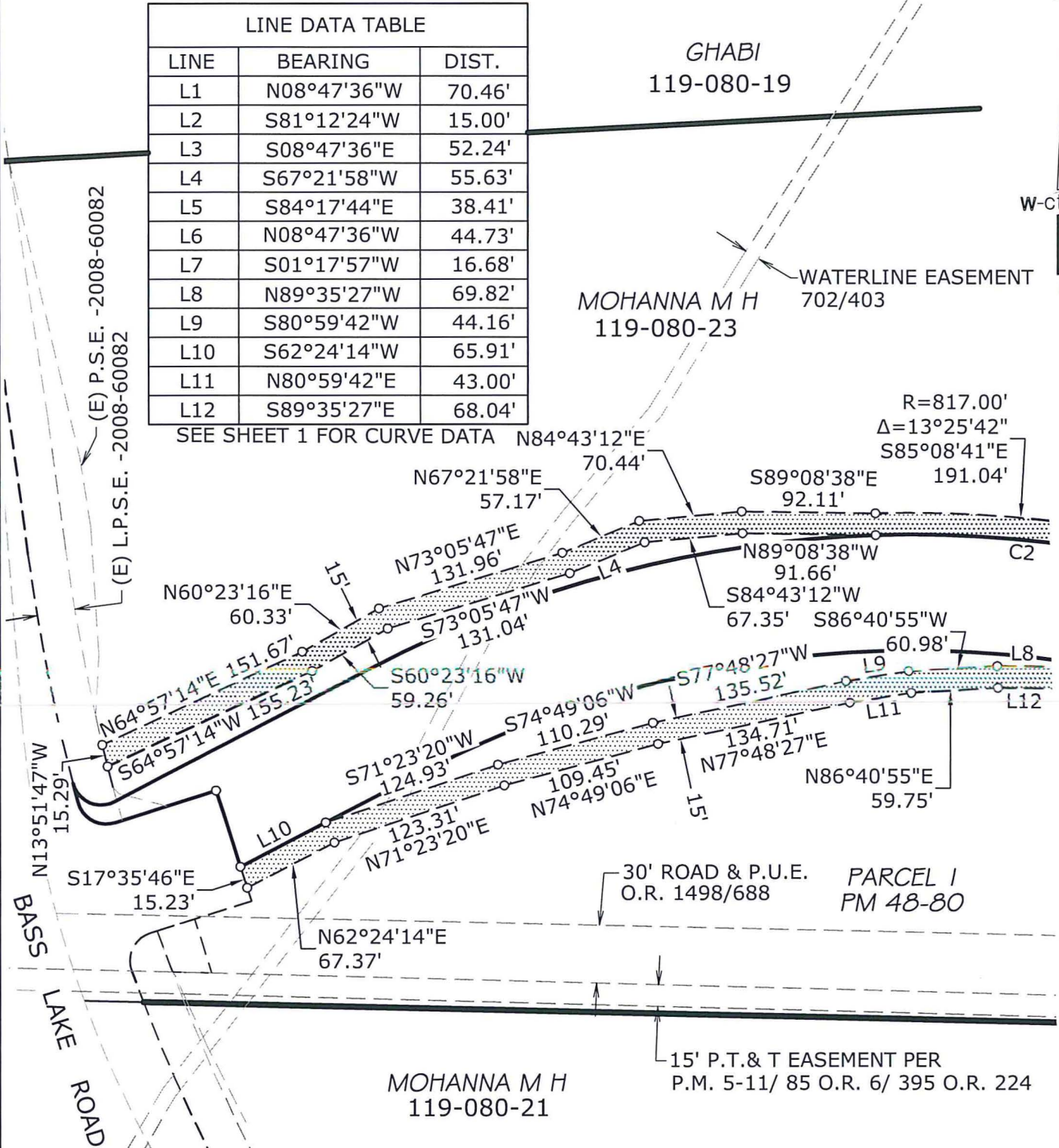
cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 638-0919 • F (916) 638-2479 • www.ctaes.net

TEMPORARY CONSTRUCTION EASEMENT

COUNTRY CLUB DRIVE
A PORTION OF THE S.E. QUARTER
OF SECTION 6, T.9N., R.9E., M.D.M.
COUNTY OF EL DORADO, STATE OF CALIFORNIA

Exhibit 'B'

LINE DATA TABLE		
LINE	BEARING	DIST.
L1	N08°47'36"W	70.46'
L2	S81°12'24"W	15.00'
L3	S08°47'36"E	52.24'
L4	S67°21'58"W	55.63'
L5	S84°17'44"E	38.41'
L6	N08°47'36"W	44.73'
L7	S01°17'57"W	16.68'
L8	N89°35'27"W	69.82'
L9	S80°59'42"W	44.16'
L10	S62°24'14"W	65.91'
L11	N80°59'42"E	43.00'
L12	S89°35'27"E	68.04'



SEE SHEET 1 FOR CURVE DATA N84°43'12"E Δ=13°25'42" R=817.00' S85°08'41"E 191.04'

SEE SHEET 1 OF 2



DATE: 05/31/2019

OWNER:
M.H. MOHANNA

A.P.N. 119-080-23

cta Engineering & Surveying
Civil Engineering • Land Surveying • Land Planning
3233 Monier Circle, Rancho Cordova, CA 95742
T (916) 638-0919 • F (916) 638-2479 • www.ctaes.net

DATE: 04/20/2017
SCALE: 1"=100'

DRAWN BY: KAH
JOB NO. 16-017-007

SHEET 2 OF 2

TEMPORARY CONSTRUCTION EASEMENT

COUNTRY CLUB DRIVE
A PORTION OF THE S.E. QUARTER OF SECTION 6, T.9N., R.9E., M.D.M.

COUNTY OF EL DORADO, CALIFORNIA 1911008-G-6 of 8

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT

State of California)

)ss.

County of Sacramento)

On June 4, 2019 before me, Jenny Vega, Notary Public, personally appeared M.H. Mohanna, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature _____ (Seal)



**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

APN: 119-080-23
Seller: Mohanna
Project #: 71360

CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Temporary Construction Easement dated June 4, 2019, from **M.H. Mohanna a married man, as his sole and separate property**, is hereby accepted by order of the County of El Dorado Board of Supervisors and the grantee consents to the recordation thereof by its duly authorized officer.

APN: 119-080-23

Dated this _____ day of _____, 20__.

COUNTY OF EL DORADO

By: _____
Sue Novasel, Chair
Board of Supervisors

ATTEST:

James S. Mitrisin
Clerk of the Board of Supervisors

By: _____
Deputy Clerk